



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£475,000** 1 Denbigh Close, Bexhill-on-Sea TN39 4XH  
3 Bedroom 1 Bathroom 2 Reception  
Offers in excess of







## AT A GLANCE...

This detached house is deceptively spacious and comes with no onward chain. Near the popular village of Little Common in west Bexhill, this charming house offers accommodation in brief, including; An enclosed entrance porch opening into the spacious reception hall. The triple-aspect lounge features a fireplace and access to both the sun room and separate dining room, all with views over the rear garden. There is a matching range of wall and base units with space for appliances in the fitted kitchen. In addition, the kitchen has a larder cupboard and a door to the side of the property. On the first floor, the generously sized landing has a useful walk-in storage cupboard, three good-sized double bedrooms and a four-piece family bathroom suite. Furthermore, the property benefits from a ground floor cloakroom, double glazing, gas central heating and a large loft space.

1 Denbigh Close, Bexhill-on-Sea, East  
Sussex, TN39 4XH

 3 Bedroom  1 Bathroom  2 Reception



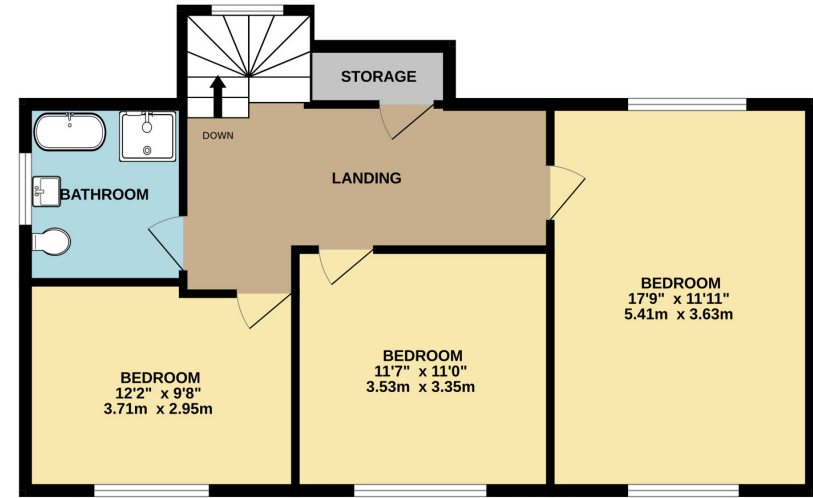
### Key Features:

- Deceptively Spacious Detached House
- Two Reception Rooms
- South Facing Rear Garden
- No Onward Chain
- Three Double Bedrooms
- Garage & Off Road Parking
- West Bexhill Location

GROUND FLOOR  
902 sq.ft. (83.8 sq.m.) approx.



1ST FLOOR  
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 1585 sq.ft. (147.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	56	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Outside

The front garden has some well-established plantings and an area of lawn. Off-road parking is available and access is available into the garage via an up & door. The rear garden is south-facing and predominantly laid to lawn. There is a patio area ideal for alfresco dining, together with a variety of well-established plantings. Side access is available to the front of the property from both sides of the house.

## Location

The property is located just 0.7 miles from the popular village of Little Common with a range of independently owned shops, a Doctor's Surgery, a Dentist, and a Tesco Express. A very short walk from the property you will find a Bus Stop with regular routes into Bexhill Town Centre and the seafront promenades just 0.8 miles away. The closest mainline railway station is Collington, offering regular services into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria. The closest primary School is Little Common Primary School, currently rated as outstanding in the most recent Ofsted report.

1 Denbigh Close, Bexhill-on-Sea, East  
Sussex, TN39 4XH

3 Bedroom 1 Bathroom 2 Reception

**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS